

## Staff Report

### LIBRARY RENOVATION AND EXPANSION PROJECT UPDATE

May 14, 2013

Following a discussion regarding the Historic Treatment Procedures section of the Library construction contract at its April 23rd meeting, the Council directed the Library Board of Trustees to determine the costs and impact on the construction schedule of preserving certain historic elements that could potentially lead to a National Register listing and report to the City Council on May 14, 2013.

The Library Board of Trustees voted unanimously on May 9, 2013, to maintain the existing contracts for the Library Renovation and Expansion Project. **The Trustees are therefore recommending to the City Council to continue with the replacement of all the windows in the 1904 and 1940 sections of the building, replacement of the exterior skylight, and replacement of the exterior north staircase.** Due to this vote, the Trustees will not be requesting change orders from the City Council to retain experts to restore these historic features.

The Trustees also directed Library staff and Construction Advisor, Brad Heemstra, to provide alternatives to disposal of the historical windows in a landfill, including exploring ways to showcase several of the windows in the interior of the building.

#### **OPTIONS:**

The City Council can consider the following options, since the Council approved the contracts for the Library Renovation and Expansion Project in 2012:

##### Option 1

Accept the Library Board of Trustees recommendation to maintain the existing contracts and complete the project per the design of Meyer Scherer & Rockcastle, LTD, architects.

##### Option 2

Direct the Library Board of Trustees to bring back change orders to the necessary contracts to do any or all of the following restoration projects that may allow for possible listing on the National Register of Historic Places:

- restore the historic windows in the 1904 and 1940 buildings
- restore the skylight
- update the exterior north staircase to provide for hand rails while restoring the historic knee walls

*The State Historical Preservation Office did not indicate if one or all of these would be necessary for listing on the registry, but it was highly probable that not doing the windows would significantly impact consideration for listing.*

If the Council determines to pursue any or all of Option 2, there are cost implications for each of the three items. The potential cost range for restoration of the historic windows is provided in the attached document from Integrity Construction that was submitted to the Library Board of Trustees for consideration on May 9th. (See pg. 2 of attached Library Board of Trustees packet.) Cost details for the skylight and stairs have not been done at this time.

The budget for the project is \$20,850,000, of which there is \$1,646,256 set aside for contingency that is not related to construction. The construction budget itself, with A&P Samuels, is \$13,543,350 of which \$999,963 remains available for change orders related solely to construction. Currently there are several pending change orders related to the overall project, not to construction. Those changes orders are from the construction advisor and the architectural firm.

**Ames Public Library Board of Trustees  
Special Meeting Agenda – May 9, 2013  
City Council Chambers, 515 Clark Avenue**

**Call to Order** 6:30 p.m.

**Public Forum**

Members of the public who wish to address the Board will be given the opportunity at this time. (Please complete a blue card and hand it to the recording secretary. The presiding officer will call you forward to make your remarks at the podium.)

**Library Building Project Update**

- 1) Report from the Building Project Committee
- 2) Recommendation to City Council (Action Item)

**Trustee Comments**

**Adjournment**



623 East Lincoln Way  
 Ames, Iowa 50010  
 Phone: (515) 268-3346  
 Fax: (515) 268-3349

## MEMO

Date: May 6, 2013  
 To: Lynne Carey and Library Board of Trustees  
 From: Brad Heemstra, Construction Advisor  
 Project: Ames Public Library Renovation and Expansion  
 Subject: **Wood Windows at Existing 1904/1940 Building**

Remarks:

If the Library Board decides to keep the existing wood windows in the 1904/1940 building, it is our recommendation that the window restoration work be completed under a separate contract by a firm that specializes in window restoration. This method will enable the project to proceed on schedule and avoid a potential delay claim by the general contractor. Because of the uncertainty of existing window conditions, there will be a period of time needed to define the scope of window restoration. Below is a summary of cost considerations for this scenario:

- |   |        |   |
|---|--------|---|
| 1. Abatement Specialties – Delete lead abatement (and removal) of the existing wood windows   | DEDUCT | \$13,585                                |
| 2. Samuels Group – Delete new aluminum clad wood windows (labor & material), delete interior wood trim (re)installation   | DEDUCT | \$ 74,758                               |
|   |        | Total Deduct: \$ 88,343                 |
| 3. New Contractor – Provide services as required for restoration of the existing wood windows, encapsulate (and paint over) the lead paint, reglaze existing glass panes, provide and install metal storm windows. The costs presented here are based on an estimate provided by Wadsworth Construction from Waukon, Iowa | ADD    | \$ TBD                                  |
| a. Best Case Scenario:  |        | \$ 50,600                               |
| b. Worst Case Scenario:   |        | \$ 160,600                              |
| c. Mid-point of best and worst case:  |        | \$ 106,000                              |
| 4. Other Costs to Consider  |        |   |
| a. Time for City staff (Library, Purchasing, Legal) to facilitate the bidding process   |        | \$ TBD                                  |
| b. Design Services by MS&R Architects   |        | \$4,300                                 |
| c. Construction Advisor Services by Integrity Construction  |        | \$2,300                                 |
| 5. Total Cost Range   |        | \$30,000 Savings to \$80,000 Added Cost |
| Most Likely Cost Range  |        | \$25,000 Added Cost                     |

The range of potential cost for window restoration was provided by Wadsworth Construction based on the attached proposal dated April 23, 2013 and email notes dated April 25, 2013. Based on my phone conversation with David Wadsworth, it is our understanding the following aspects to restoration of the existing windows would be taken into consideration:

1. Re-glazing the existing windows is the biggest cost factor.
2. If more than 25% of the existing glazing has failed, the existing sashes would be removed, re-glazed and refurbished in his shop.
3. The existing storm windows (or new storm windows) can provide adequate protection while the sashes are removed.
4. Approximately 10 to 15 windows would be removed and refurbished at a time.
5. Because glazing would need two weeks for curing (prior to painting), the recycle time for refurbishing each batch of window sashes could be 4 to 5 weeks.
6. Consequently, the total duration for restoration work would be 4 to 5 months if all windows are re-glazed.
7. Wadsworth Construction's estimate includes travel expenses based on a large project.
8. David Wadsworth does not recommend the use of chemical stripping agents for lead paint abatement because it affects the wood joinery. Ultra-violet and heat guns would be used to mechanically strip the existing paint surface.
9. David explained he has only performed window restoration on private commercial projects and has not completed window work on a publicly bid project that requires a bid bond and performance bond. The cost of a bond premium would need to be added to his estimate.

If the Library Board is interested in proceed with restoration of the existing windows, the next steps would involve processing change orders with the abatement contractor and general contractor and authorizing MS&R Architects to begin the process of preparing bidding documents. It is imperative that this decision be made by the Library Board and City Council at their May 9 and May 14 meetings.

Wadsworth Construction Inc.  
 1087 250th St  
 Waukon, IA 52172

563-419-0390  
 david@wadsworthconstruction.com  
 http://www.wadsworthconstruction.com



# Estimate

<b>Date</b>	<b>Estimate #</b>
04/23/2013	1098
	<b>Exp. Date</b>

<b>Address</b>
Ames Library

Date	Service	Activity	Quantity	Rate	Amount
04/23/2013	Services	Service 1) Replace sills as needed.	1	240.00	
04/23/2013	Services	Service 2) Strip to bare wood, repaint and caulk exterior of window; exterior stop, exterior casing, sill (excludes sashes). I.E. Jamb, as needed.	1	320.00	
04/23/2013	Services	Service 3) Strip exterior of sashes, reglaze, repaint, as needed,	1	800.00	
04/23/2013	Services	Service 4) Repaint over existing paint and glazing on sashes and exterior trim, as needed.	1	160.00	
04/23/2013	Services	Service 5) Weatherstrip and reinstall sashes, fixed in place.	1	150.00	
04/23/2013	Services	Service 6) New Mon-Ray storms	1	490.00	
04/23/2013	Services	Service 7) Storm installation	1	120.00	
				<b>Total</b>	

This estimate does not constitute a contractual agreement to do the work outlined. In order to establish a firm price for window work, an onsite inspection would be needed and each window inspected on a case by case basis. Interior woodwork was not reviewed/included, and photos indicate that some work may be necessary in that area.

Accepted By

Accepted Date

## Brad Heemstra

---

**From:** Melissa Mundt <mmundt@city.ames.ia.us>  
**Sent:** Friday, April 26, 2013 1:20 PM  
**To:** Brad Heemstra  
**Cc:** lcarey@amespubliclibrary.org  
**Subject:** Fw: Estimate from Wadsworth Construction Inc.  
**Attachments:** Estimate\_1098\_from\_Wadsworth\_Construction\_Inc.pdf

Brad, here is the information for you.



**Melissa Mundt, ICMA-CM**  
*Assistant City Manager*

515.239.5101 *main* | 913.484.3504 *cell* | 515.239.5142 *fax*  
[mmundt@city.ames.ia.us](mailto:mmundt@city.ames.ia.us) | City Hall, 515 Clark Avenue | Ames, IA 50010  
[www.CityofAmes.org](http://www.CityofAmes.org) | ~ Caring People ~ Quality Programs ~ Exceptional Service ~  
----- Forwarded by Melissa Mundt/COA on 04/26/2013 01:19 PM -----

**From:** david wadsworth <[david@wadsworthconstruction.com](mailto:david@wadsworthconstruction.com)>  
**To:** Sharon Wirth <[sharonwirth@yahoo.com](mailto:sharonwirth@yahoo.com)>, Karen Thompson <[kthompson@amespubliclibrary.org](mailto:kthompson@amespubliclibrary.org)>, Melissa Mundt <[mmundt@city.ames.ia.us](mailto:mmundt@city.ames.ia.us)>, "Ray Anderson ([randerson@city.ames.ia.us](mailto:randerson@city.ames.ia.us))" <[randerson@city.ames.ia.us](mailto:randerson@city.ames.ia.us)>, Bob Kindred <[bkindred@city.ames.ia.us](mailto:bkindred@city.ames.ia.us)>, Lynne Carey <[lcarey@amespubliclibrary.org](mailto:lcarey@amespubliclibrary.org)>, david wadsworth <[david@wadsworthconstruction.com](mailto:david@wadsworthconstruction.com)>  
**Date:** 04/25/2013 03:26 PM  
**Subject:** Fwd: Estimate from Wadsworth Construction Inc.

April 25, 2013

Ames Public Library Board of Trustees,

Thank you for your patience and the opportunity to provide input regarding preservation of the windows in the Ames Public Library building. The following information is provided to assist you in the usage of cost information on the next page.

Window repair and rehab frequently involves certain components. Those components are listed as "services" and entail varying amounts of supplies, time, and labor. Each window is unique and may require any or all of the services listed. Critical in the process is inspection of each window so the appropriate services can be applied as needed. The photographs provided have been very helpful and certainly illustrate the need for thorough and careful inspection of each window in order to determine an appropriate plan of action for each.

At the same time, I understand the necessity of having a bottom-line number you can work with as you continue to plan implementation and work to stay on schedule. To that end, here is one suggestion as to how to approach this. At a maximum, any one window might need services 1 +2+3+5+ 6+7 totaling \$2,120. This could be viewed as the high end cost any one window would need. Multiplying that number by 55 windows yields \$ 116,600. At the same time, some windows will need only services 4+5+6+7 totaling \$920. This number multiplied by 55 (\$50,600) yields a very different number than the first number. Neither of these numbers is likely to be the actual cost of the window repair process. A component of service 3, glazing, is the most expensive part of the repair. I cannot say at this time how many windows actually need re-glazing.

I sincerely hope this information is helpful to you. I will be in Ames in May to present a program focused on window repair and rehab. I would welcome the opportunity to see the library windows "up close and personal" at that time. Please let me know if I can assist you further in this important decision.

David Wadsworth

REGLAZING

116,600 } AVE =  
50,600 } 83,600

All 55 ea @ 800 = \$44,000

only 1/2 28 @ 800 = 22,400

Worst CASE = 116,600 + 44,000 = \$160,600

BEST CASE : 50,600 + 0 = 50,600

MIDDLE ROAD AVE  
83,600 + 1/2 22,400 = \$106,000





Meyer Scherer & Rockcastle, LTD  
710 South 2nd Street, 8th Floor  
Minneapolis, MN USA 55401-2294

612 375 0336 T 612 342 2216 F  
www.msrltd.com

Architecture & Interior Design

May 6, 2013

To: Library Building Committee  
Re: Additional information on windows, skylight and exterior stair

Dear Library Building Committee,

In order to assist you in your decision making process we've compiled some additional information for you regarding the wood windows, skylight and north exterior stair.

Wood windows:

We believe that replacing the existing wood windows meets the energy efficiency, ease of maintenance and fiscal stewardship goals the Library Board has set out for the project. The construction documents call for new aluminum clad wood windows with double pane low-e glazing. I have attached the specifications and details for your reference.

The exterior profile of the new windows will be identical to the original windows with the exception that the exterior finish is painted aluminum rather than painted wood. The aluminum finish will match the cream color of the original wood trim. This finish comes with a 20 year warranty and requires minimal maintenance. Due to the insulated glazing the new windows will not require the use of storm windows, therefore the original window profiles will be visible from the exterior rather than being obscured by a storm window.

The interior profile will also be identical to the existing windows. The new windows will be made of pine and stained to match the existing trim. The existing wood trim will be reused where possible or replicated to match the original trim profile and finish.

The new windows will be more energy efficient than the existing windows because of their insulated low-e glass. The windows specified in the construction documents have a U-factor\* of 0.30. The existing windows have an (estimated) U-factor of 1.10, or 0.50 with the addition of single-pane aluminum storm windows.

Should the Library elect to keep the existing wood windows we propose that window restoration work be completed in order to repair the windows, abate the lead-based paint, and to increase their energy efficiency. All of the existing windows will need the following work to be done: remove lead-based paint, repaint and caulk exterior wood, add new weather stripping, fix sashes in place, provide new storm windows. In addition to the work mentioned above some windows may need further repair which could include replacing the existing sill, replacing damaged exterior trim, reglazing the window, and repairing or refinishing the interior trim.

New aluminum storm windows with low-e glass would be installed in place of the existing combination storm windows. As is the case today the storm windows will obscure the profile of the wood windows from the exterior of the building. The new storm windows would be fixed in place permanently and would not need to be removed except for cleaning the inside surface of the glass.

\*U-factor: the rate at which a window conducts non-solar heat flow. The lower the number the more energy efficient the window.

Skylight:

The existing skylight is in poor condition and it is our opinion that this must be replaced if we want to ensure the success of the new roof. By installing a new skylight we will be able to build a new, taller roof curb with proper drainage; this cannot happen if we keep the existing skylight. The new skylight included in the construction documents is thermally broken which will reduce the potential for condensation at the interior of the building; this has been a problem with the existing skylight. The new skylight will have insulated, laminated glass which is better for energy efficiency and safety. As the skylight cannot be seen from the street or from the interior of the building replacing it would have minimal impact on anyone visiting the building.

North exterior stair:

At the early stages of design the Library expressed concerns about the current state of the stair. Over time the brick and concrete landing has deteriorated, the planter has had water problems and the stairs have been a safety issue in inclement weather because they are missing handrails. Both the scale and the proximity to the sidewalk of the stairs create visual cues that this is the main entrance which has led to confusion among library visitors.

The proposed stair design that is included in the construction documents can be seen in the attached drawings. The new concrete stairs would be pushed closer to the building and have ADA compliant handrails. The planter would be replaced with new plants at grade level. Our goal for the stair design was to create something that will be large enough to look proportional to the existing building but minimal enough to not look like the main entrance. We believe that pushing the stairs further from the sidewalk and blurring the line between the building and the sidewalk with new plantings will achieve that goal.

If it's decided that the existing wing walls should remain in place we would propose that the new stairs be kept pushed back from the sidewalk in order to allow for ADA compliant handrails and new plantings. Should the stairs need to remain directly adjacent to the sidewalk as they are now there would not be adequate space for new handrails.

Please contact me if you have any questions about these issues or if you need any additional information.

Sincerely,



Kate Michaud

CC: Lynne Carey, Brad Heemstra, Dave Schulze, project file

Examples of Marvin Windows Ultimate Clad windows used in historic buildings:



Aluminum-clad wood window with custom profile at the University of Minnesota



Aluminum-clad wood window with historic profile at the Jackson County Courthouse

SECTION 085200  
WOOD WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Exterior aluminum-clad wood windows.
  2. Interior wood windows.

1.2 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Installation Meeting: Conduct meeting at Project site to comply with requirements in Section 013100 – Project Management and Coordination:
1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
  2. Review, discuss, and coordinate interrelationship of wood windows with other exterior wall components. Include provisions for anchoring, flashing, weeping, sealing perimeters, and protecting finishes.
  3. Review and discuss sequence of Work required to construct a watertight and weathertight exterior building envelope.
  4. Inspect and discuss condition of substrate and other preparatory Work performed by other trades.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles and finishes for wood windows.
- B. LEED Submittals:
1. Certificates for Credit MR 7: Chain-of-custody certificates indicating that windows comply with forest certification and chain-of-custody requirements. Include statement indicating cost for each certified wood product.
- C. Shop Drawings: Include plans, elevations, sections, accessories, insand details of installation, including anchor, flashing, and sealant installation.
- D. Samples: For each exposed product and for each color specified, 2 by 4 inches in size.
- E. Samples for Verification: For wood windows and components required, prepared on Samples of size indicated below:
1. Exposed Finishes: 2 by 4 inches.
- F. Product Schedule: For wood windows. Use same designations indicated on Drawings.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer and Installer.
- B. Product Test Reports: For each type of wood window, for tests performed by a qualified testing agency.
- C. Sample Warranties: For manufacturer's warranties.

## 1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A manufacturer capable of fabricating wood windows that meet or exceed Performance Criteria indicated and of documenting this performance by test reports, and calculations and who is certified for chain of custody by an FSC-accredited certification body.
- B. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.
- C. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.
- D. Mock-Ups: Build mock-ups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Build mock-up of typical wall area as shown on Drawings.
  - 2. Approval of mock-ups does not constitute approval of deviations from Contract Documents contained in mock-ups unless Architect specifically approves such deviations in writing.

## 1.6 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.
  - 1. Failures include the following:
    - a. Failure to meet performance requirements.
    - b. Structural failures including excessive deflection, water leakage, and air infiltration.
    - c. Deterioration of materials and finishes beyond normal weathering.
    - d. Failure of insulating glass.
  - 2. Warranty Period:
    - a. Window: 10 years from date of Substantial Completion.
    - b. Glazing Units: 20 years from date of Substantial Completion.
    - c. Aluminum-Cladding Finish: 20 years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Aluminum-Clad Wood Windows:
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Clad Ultimate Collection by Marvin Windows and Doors or comparable product by one of the following:
    - a. EAGLE Window & Door, Inc.; an Andersen Window & Door company.
    - b. JELD-WEN, Inc.
- B. Wood Windows:
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Wood Ultimate Collection by Marvin Windows and Doors or comparable product by one of the following:
    - a. JELD-WEN, Inc.
- C. Source Limitations: Obtain wood windows from single source from single manufacturer.

### 2.2 WINDOW PERFORMANCE REQUIREMENTS

- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
  - 1. Window Certification: WDMA certified with label attached to each window.
- B. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.30 Btu per square foot per hour per degrees F.

- C. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.27.
- D. Sound Transmission Class (STC): Rated for not less than 30 STC when tested for laboratory sound transmission loss per ASTM E90 and determined by ASTM E413.

### 2.3 WOOD WINDOWS

- A. Operating Types: Fixed.
- B. Certified Wood: Windows shall be certified as "FSC Mixed Credit" per FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship," and FSC STD-40-004, "FSC Standard for Chain of Custody Certification."
- C. Frames and Sashes: Clear Pine or finger jointed core with clear pine veneer complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide; water-repellent preservative treated.
  - 1. Exterior Finish: Aluminum-clad wood.
    - a. Aluminum Finish: Manufacturer's standard fluoropolymer 2-coat system with fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight and complying with AAMA 2605.
    - b. Color: Custom color as selected by Architect.
  - 2. Interior Finish: Manufacturer's standard stain-and varnish-finish.
    - a. Exposed Unfinished Wood Surfaces: Manufacturer's standard pine or Douglas Fir.
    - a. Color: Custom stain to match existing.
- D. Glass: Clear annealed glass, ASTM C1036, Type 1, Class 1, q3.
  - 1. Kind: Fully tempered where indicated on Drawings.
- E. Insulating-Glass Units: ASTM E2190.
  - 1. Glass: ASTM C1036, Type 1, Class 1, q3.
    - a. Tint: Clear.
    - b. Kind: Fully tempered where indicated on Drawings.
  - 2. Lites: As indicated on Drawings.
  - 3. Filling: Fill space between glass lites with argon.
  - 4. Low-E Coating: Pyrolytic or sputtered on second surface.
  - 5. Visible Light Transmittance: 70 percent minimum.
- F. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.
- G. Fasteners: Noncorrosive and compatible with window members, trim, anchors, and other components.
  - 1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible.

### 2.4 ACCESSORIES

- A. Aluminum Extrusions:
  - 1. Profile: Brick mould casing; as indicated on Drawings.
  - 2. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements.

### 2.5 FABRICATION

- A. Fabricate wood windows in sizes indicated. Include a complete system for installing and anchoring windows. Glaze wood windows in factory.
- B. Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections. Provide mullions and cover plates capable of withstanding design wind loads of window units.

- C. Complete fabrication, assembly, finishing, and other Work in factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of Work.
- B. Verify rough opening dimensions and levelness of sill plate.
- C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 INSTALLATION

- A. Comply with manufacturer's written instructions for installing windows, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.
- B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

#### 3.3 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.
  - 1. Testing and inspecting agency will interpret tests and state in each report whether tested Work complies with or deviates from requirements.
- B. Testing Services: Testing and inspecting of installed windows shall take place as follows:
  - 1. Testing Methodology: Testing of windows for air infiltration and water resistance shall be performed per AAMA 502.
  - 2. Air-Infiltration Testing:
    - a. Test Pressure: That required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance class indicated.
    - b. Allowable Air-Leakage Rate: 1.5 times applicable AAMA/WDMA/CSA 101/I.S.2/A440 rate for product type and performance class rounded down to 1 decimal place.
  - 3. Water-Resistance Testing:
    - a. Test Pressure: 2/3 times test pressure required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance grade indicated.
    - b. Allowable Water Infiltration: No water penetration.
  - 4. Testing Extent: 3 windows of each type as selected by Architect and a qualified independent testing and inspecting agency. Windows shall be tested after perimeter sealants have cured.
  - 5. Test Reports: Prepared per AAMA 502.
- C. Remove and replace noncomplying windows and retest as specified above.
- D. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional Work with specified requirements.
- E. Prepare test and inspection reports.

3.4 CLEANING AND PROTECTION

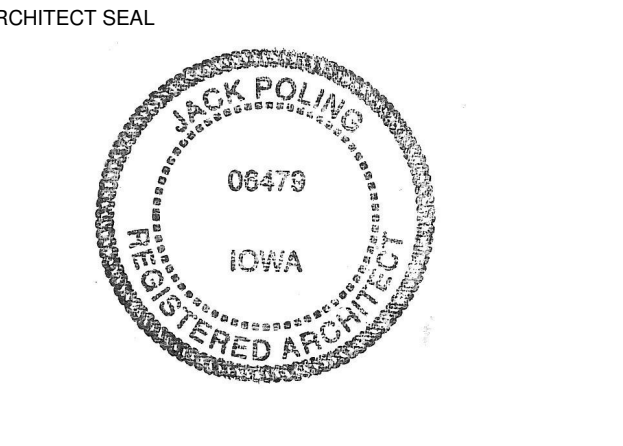
- A. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.
  - 1. Keep protective films and coverings in place until final cleaning.
- B. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.
- C. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately per manufacturer's written instructions.

END OF SECTION



**AMES PUBLIC LIBRARY**  
 515 DOUGLAS AVE  
 AMES, IA 50010

I hereby certify that this portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa.  
 Daniel Jack Poling, AIA, LEED AP, BD+C  
 Signature: *[Signature]* Date: 9.28.12  
 6.20.13 2.2.11  
 Registration expires Date issued

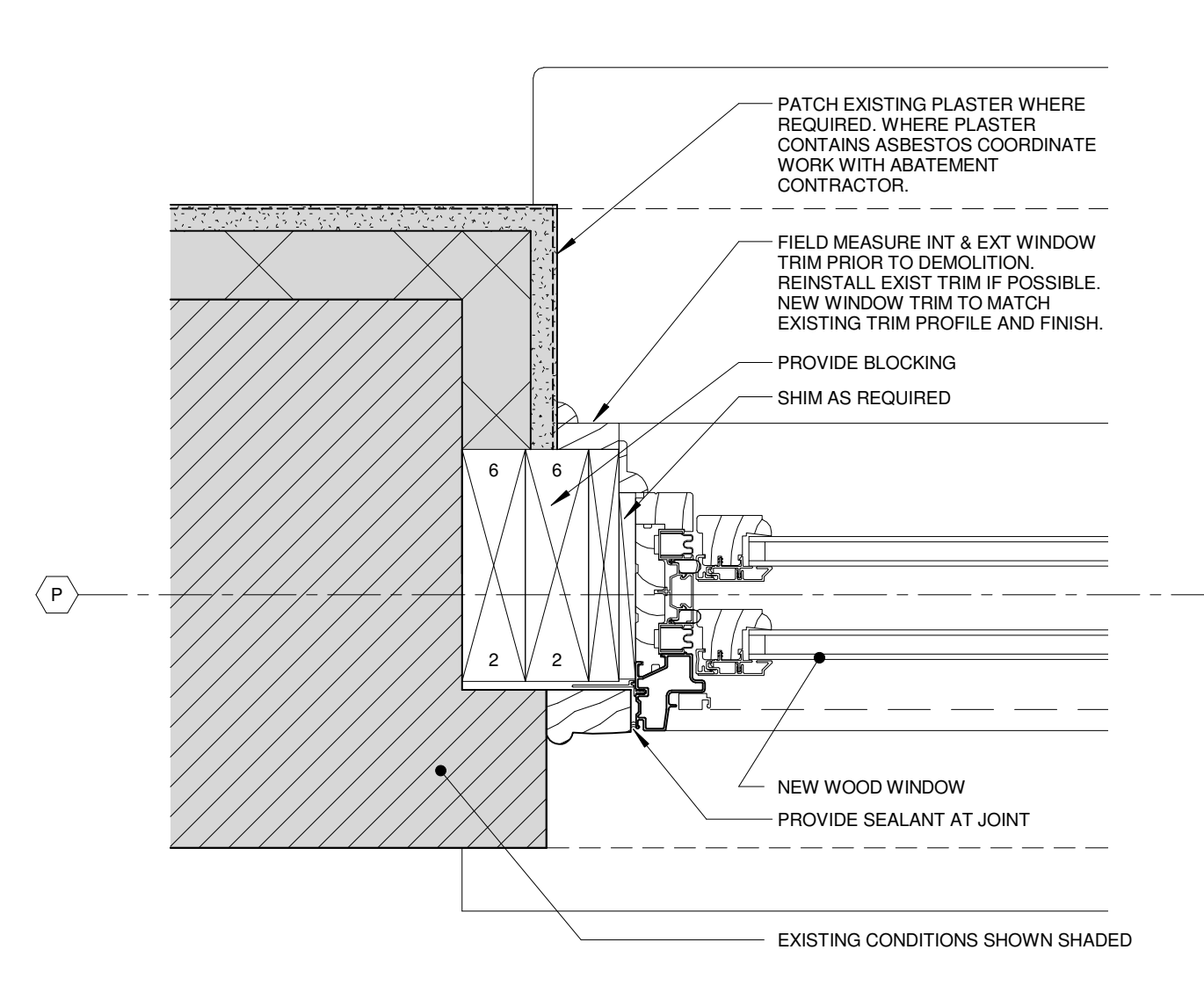


ISSUE / DATE	DESCRIPTION
10/10/2012	ISSUED FOR BID
09/28/2012	ISSUED FOR PERMIT
08/31/2012	90% OWNER REVIEW
08/13/2012	90% PRICING SET
08/08/2012	ISSUED FOR MINOR SITE DEVELOPMENT PLAN
07/20/2012	50% CONSTRUCTION DOCUMENTS
05/15/2012	DESIGN DEVELOPMENT
04/27/2012	ISSUED FOR DD PRICING

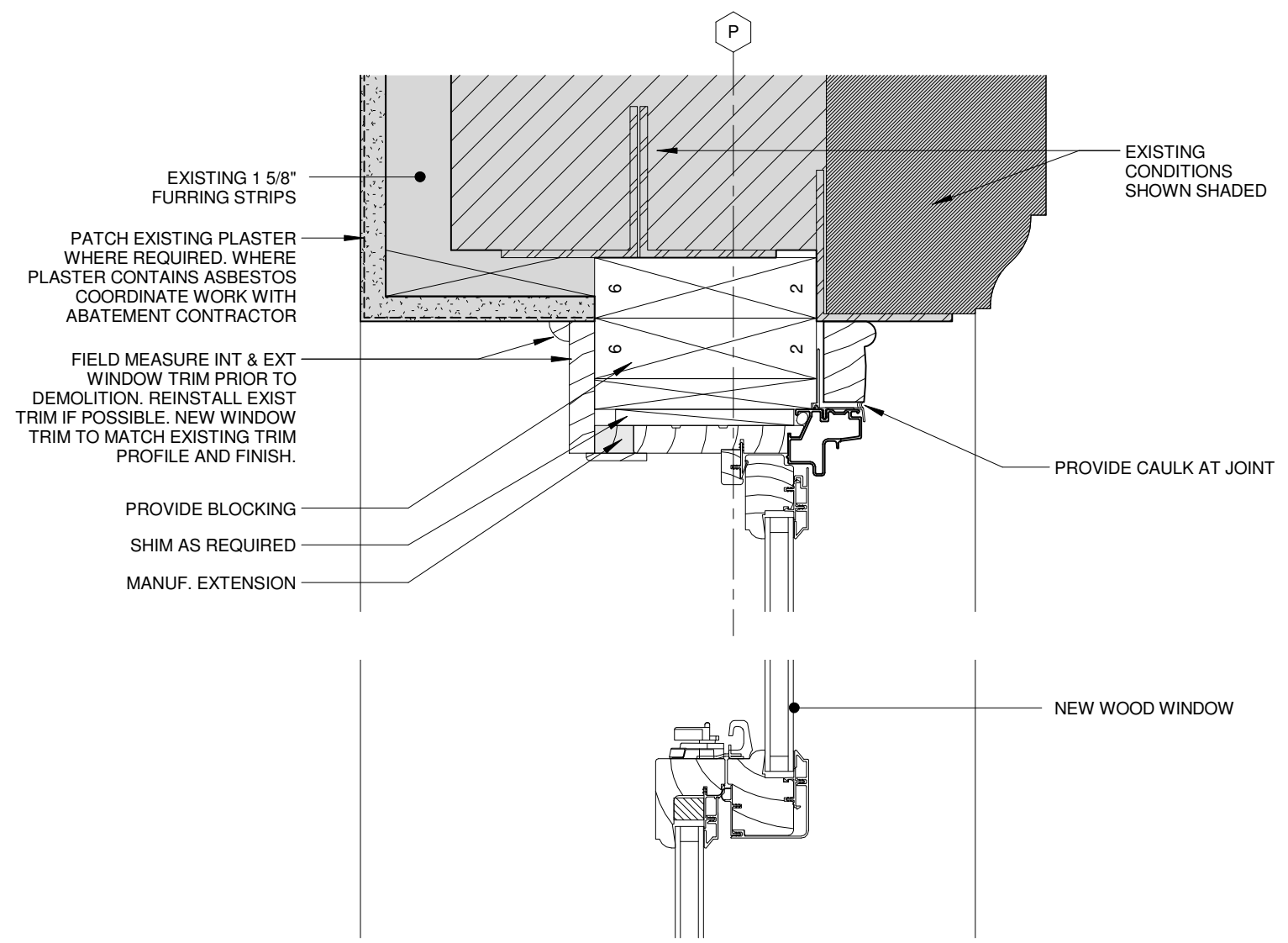
PROJECT NO: 2009010.01  
 PROJECT PHASE: ISSUED FOR BID  
 DRAWN BY: MSR CHECKED BY: MSR  
 Drawing 008 Copyright Meyer Scherer & Rockcastle, Ltd

**WINDOW TYPES AND DETAILS**

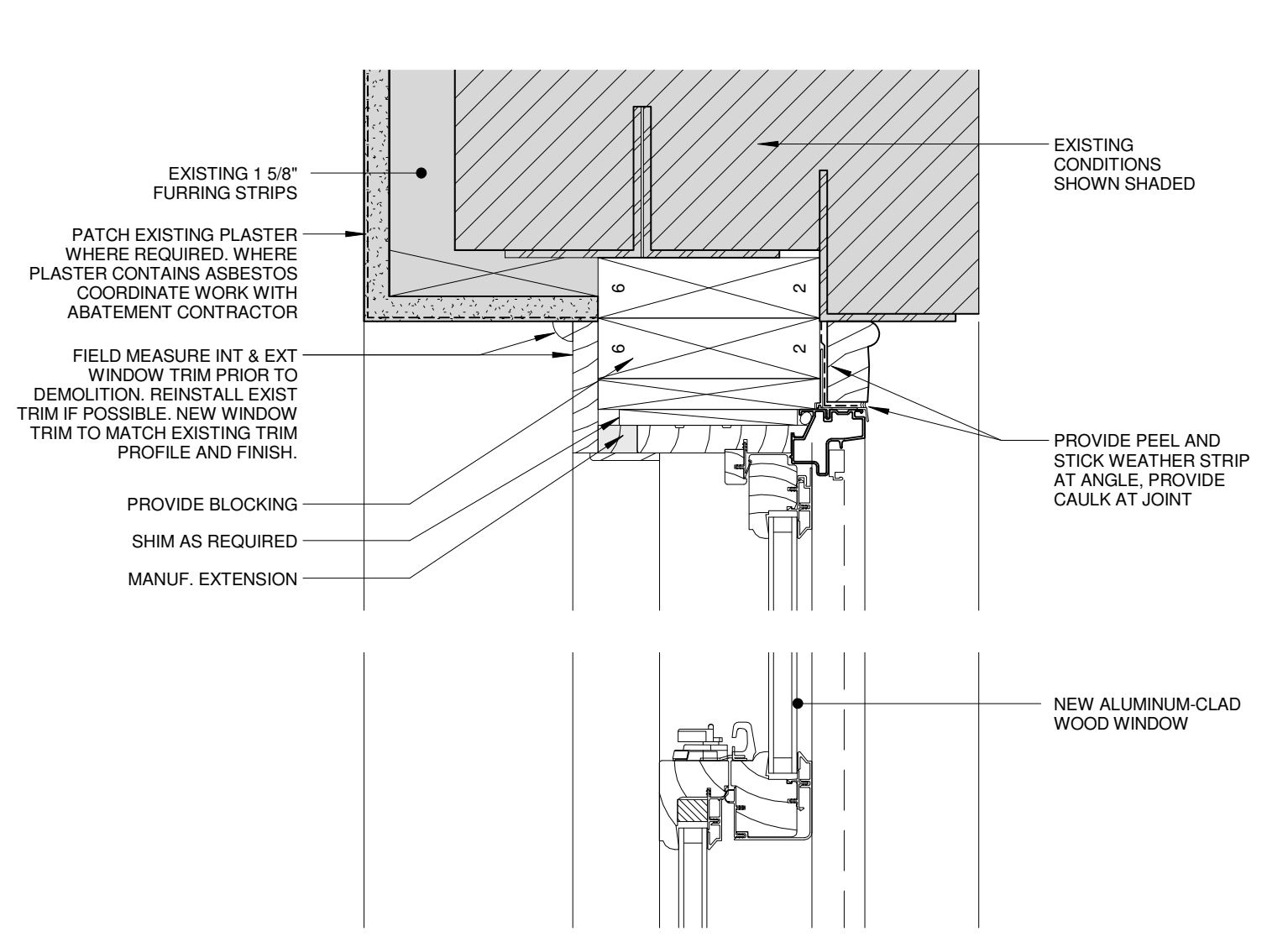
**A652**



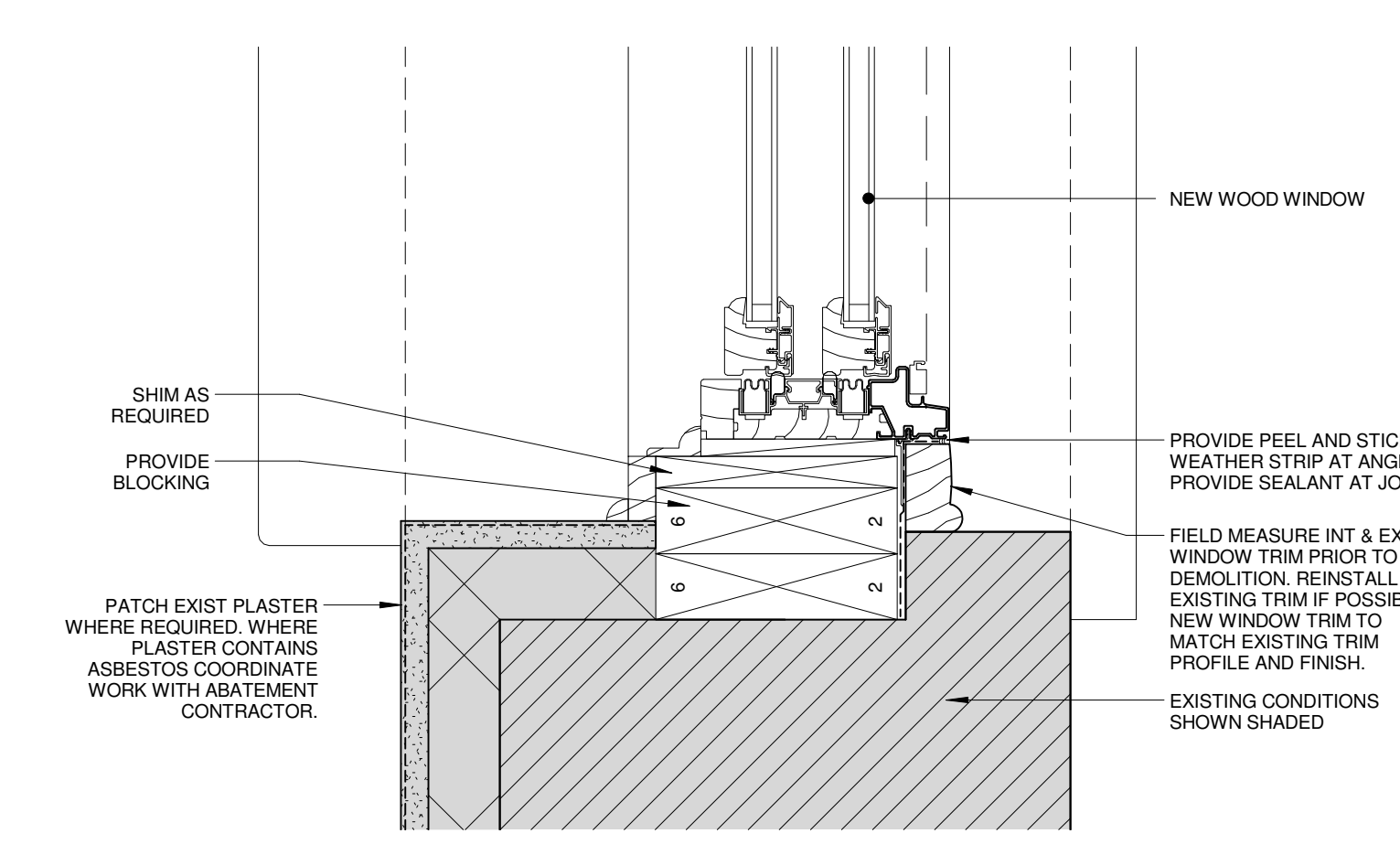
**6 TYP INT WOOD WINDOW JAMB**  
 A652 3' = 1'-0"



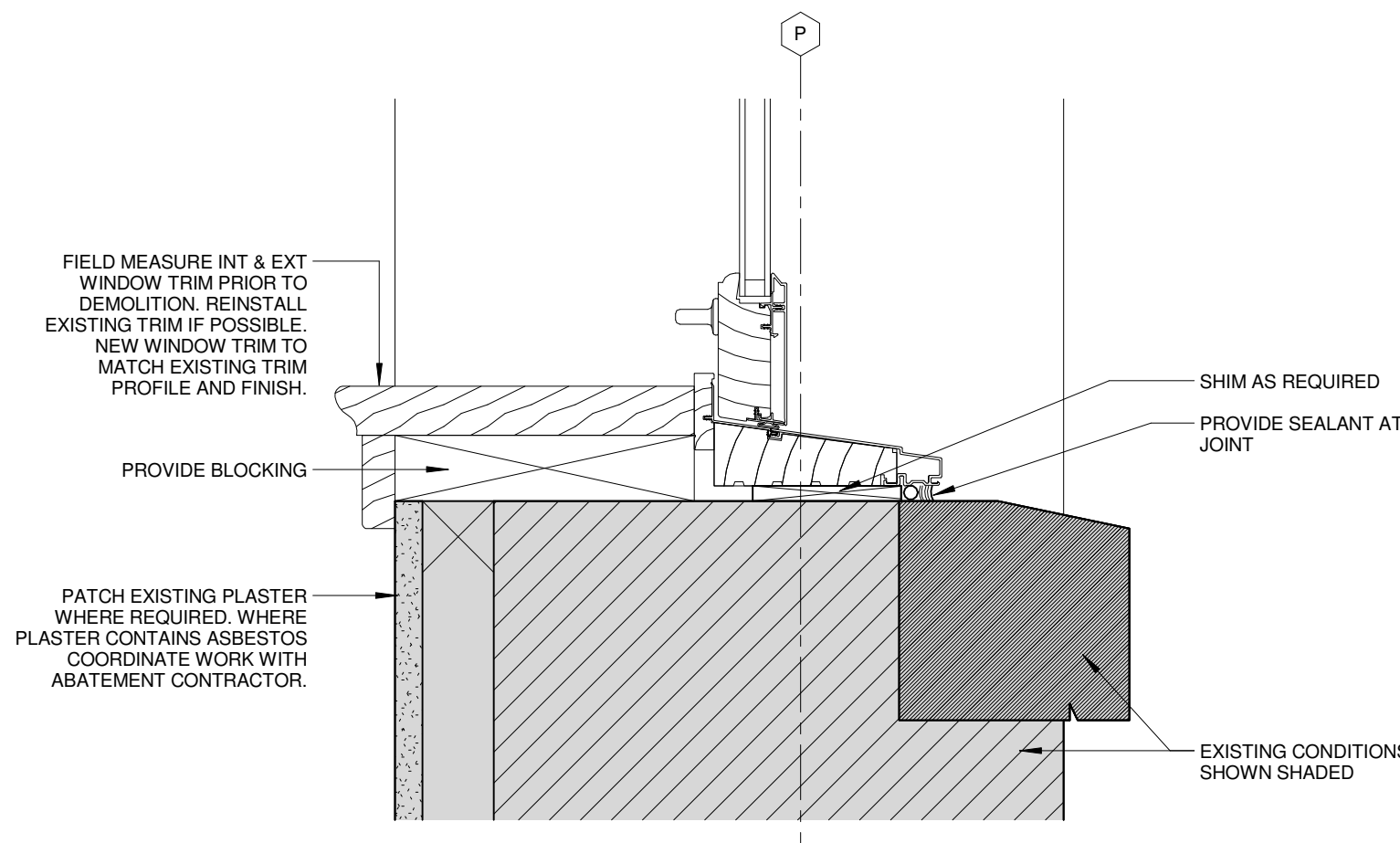
**5 TYP INTERIOR WOOD WINDOW HEAD**  
 A652 3' = 1'-0"



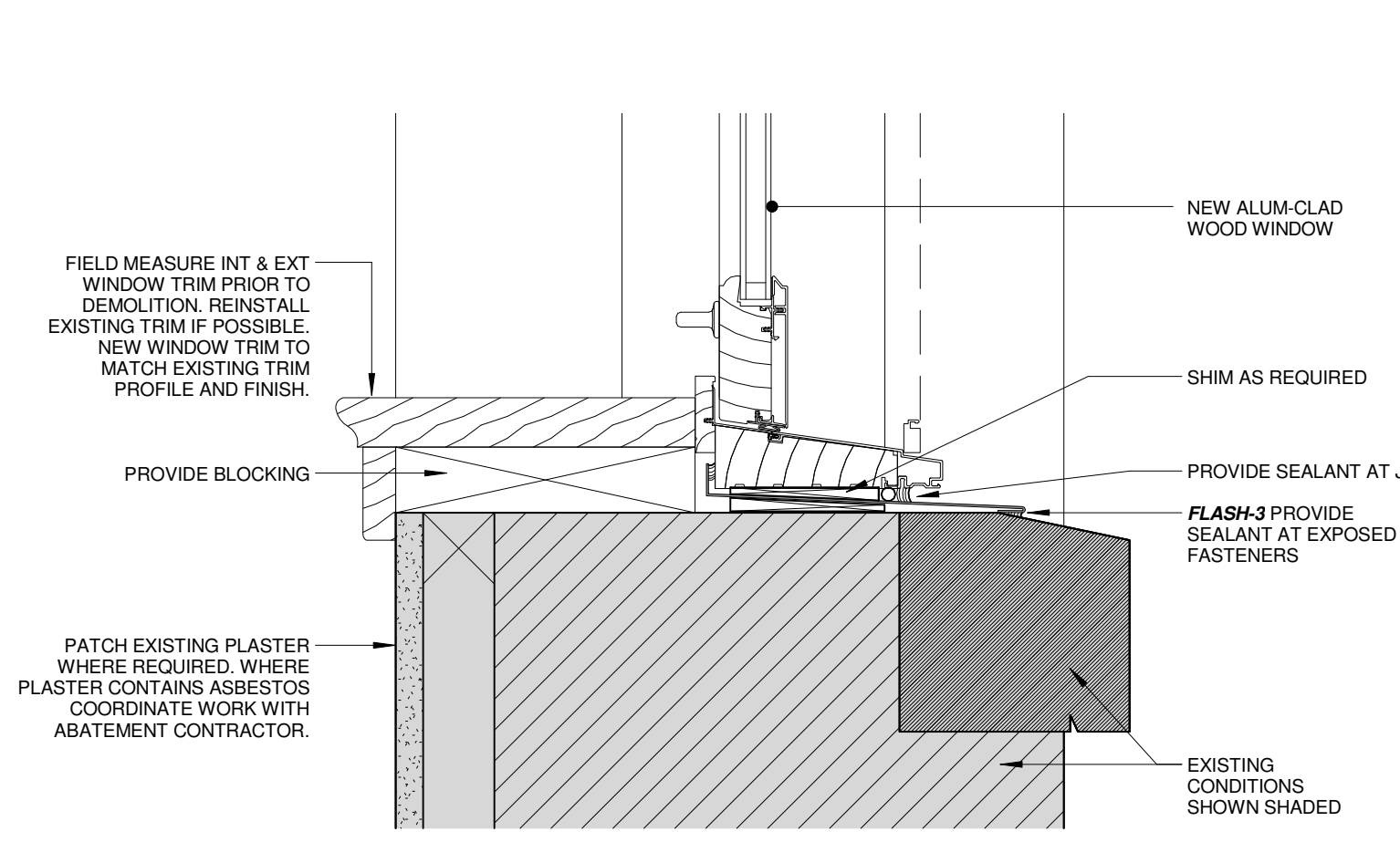
**4 TYP WOOD WINDOW HEAD**  
 A652 3' = 1'-0"



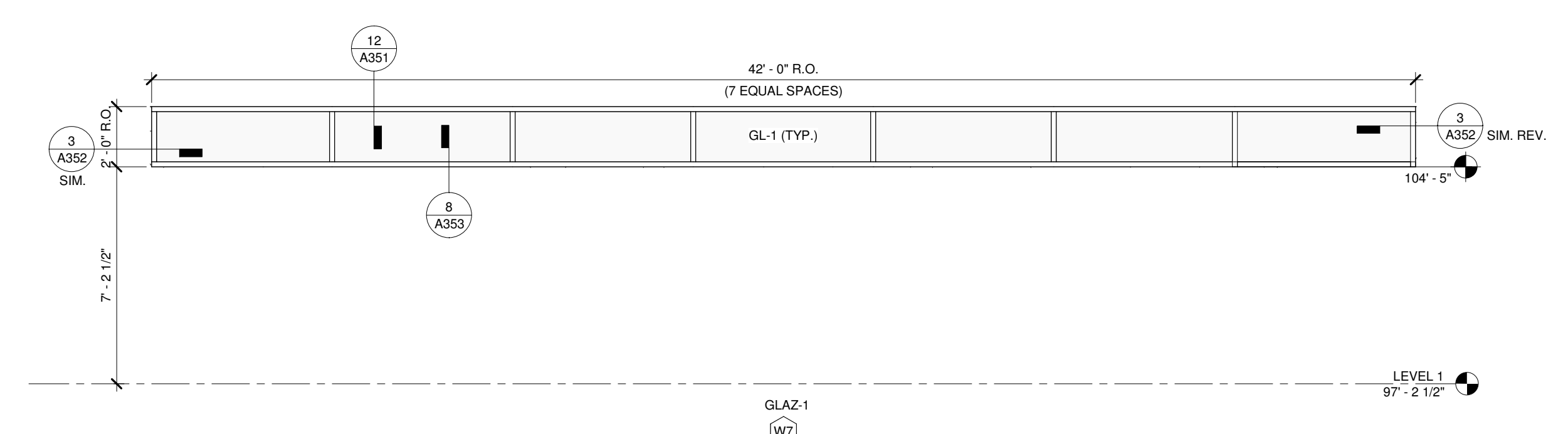
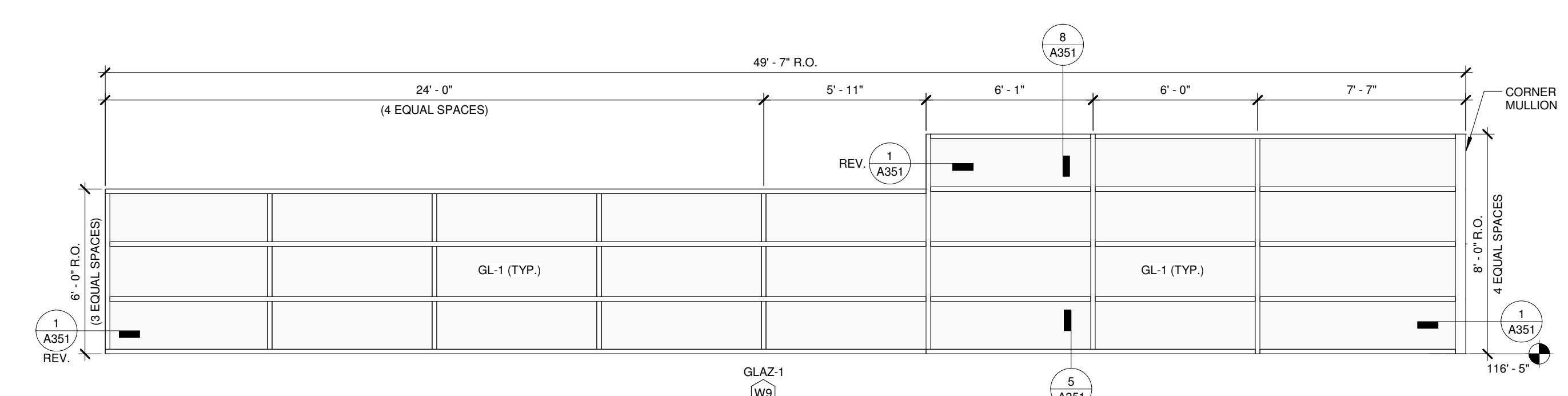
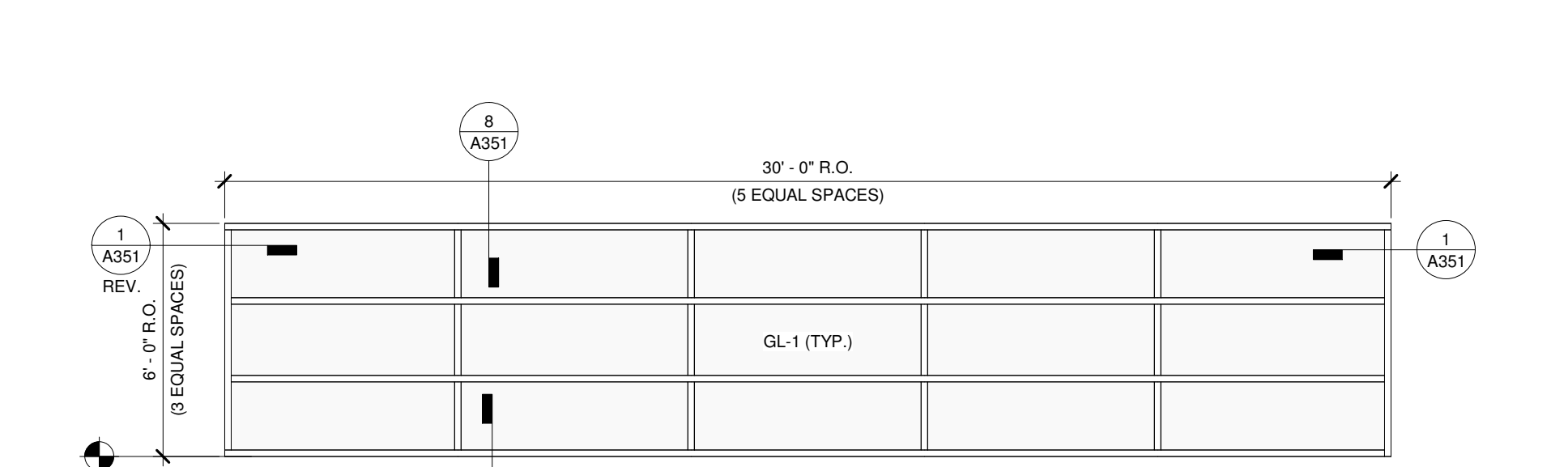
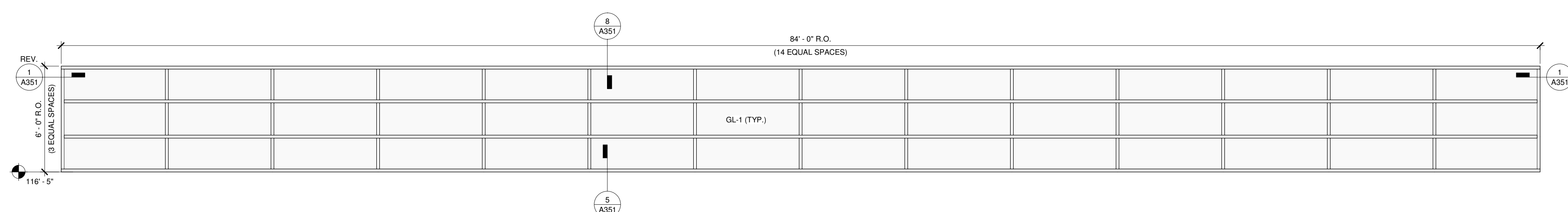
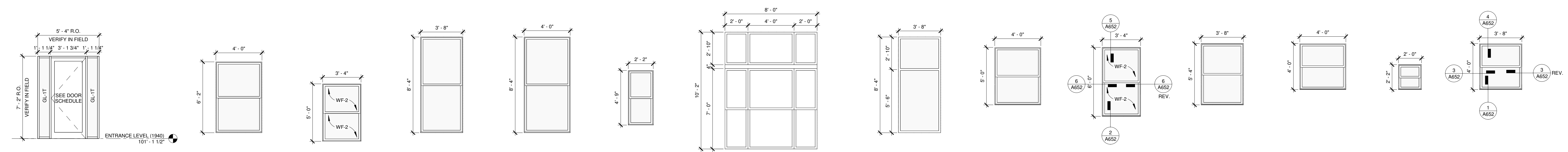
**3 TYP WOOD WINDOW JAMB**  
 A652 3' = 1'-0"



**2 TYP INTERIOR WOOD WINDOW SILL**  
 A652 3' = 1'-0"



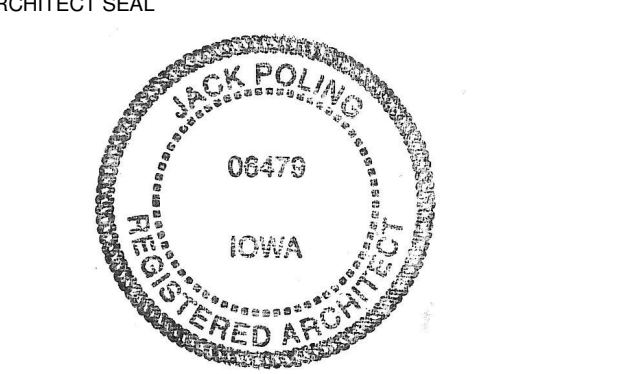
**1 TYP WOOD WINDOW SILL**  
 A652 3' = 1'-0"





**AMES PUBLIC LIBRARY**  
 515 DOUGLAS AVE  
 AMES, IA 50010

I hereby certify that this portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa.  
 Daniel Jack Poling, AIA, LEED AP, BD+C  
 Signature: *[Signature]* Date: 9.28.12  
 6.20.13 3.2.11  
 Registration expires Date issued

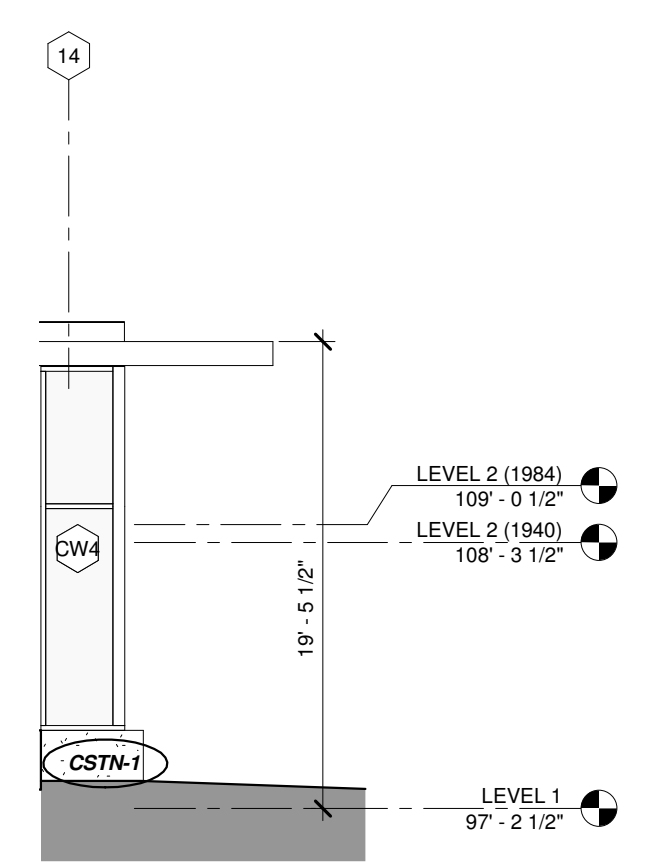


ISSUE / DATE	DESCRIPTION
10/10/2012	ISSUED FOR BID
09/28/2012	ISSUED FOR PERMIT
08/31/2012	90% OWNER REVIEW
08/13/2012	90% PRICING SET
08/08/2012	ISSUED FOR MINOR SITE DEVELOPMENT PLAN
07/20/2012	50% CONSTRUCTION DOCUMENTS
05/15/2012	DESIGN DEVELOPMENT
04/27/2012	ISSUED FOR DD PRICING

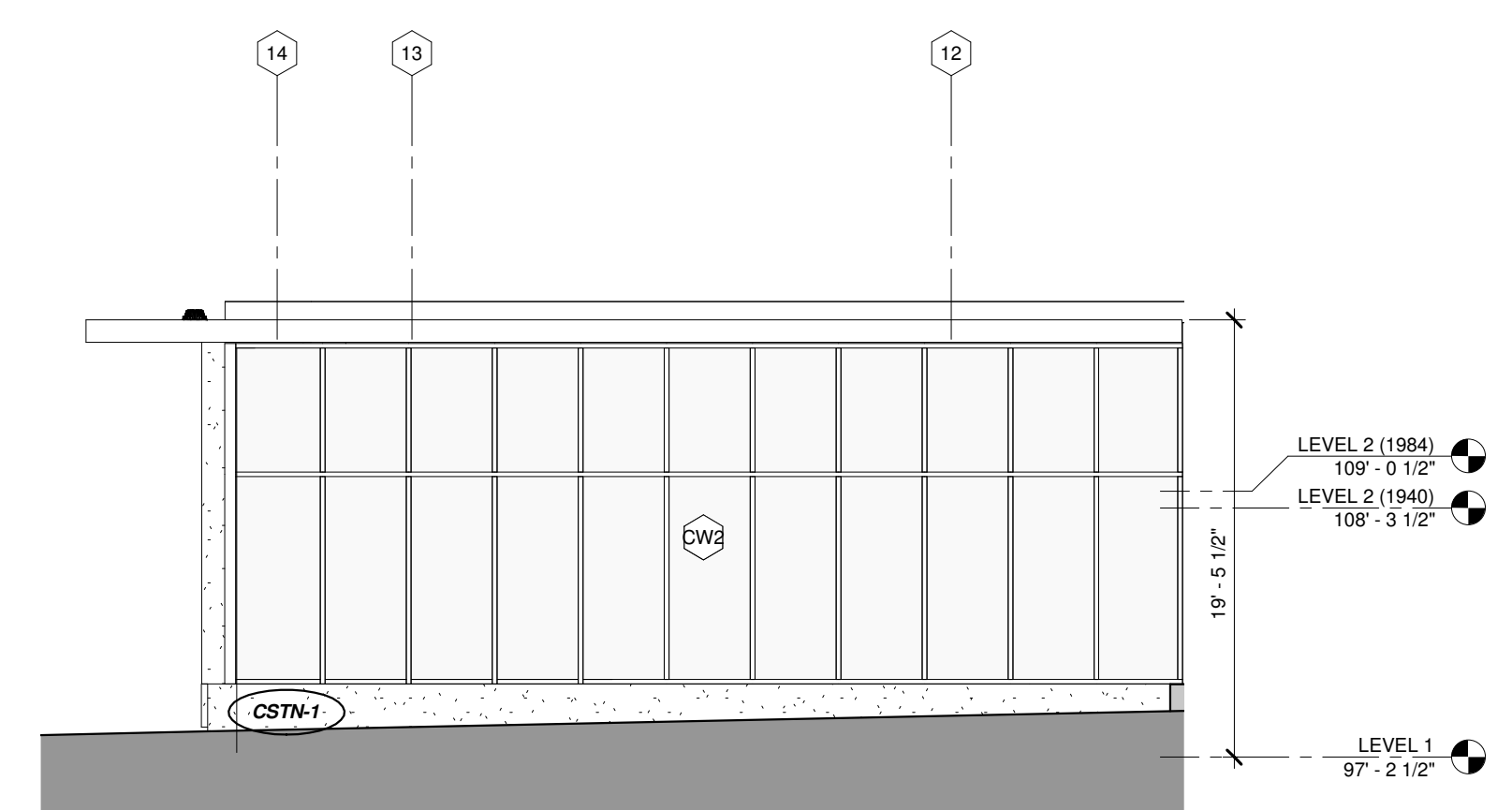
MARK	DATE	DESCRIPTION
PROJECT NO.		2009010.01
PROJECT PHASE		ISSUED FOR BID
DRAWN BY:	MSR	CHECKED BY: MSR

**BUILDING ELEVATIONS**

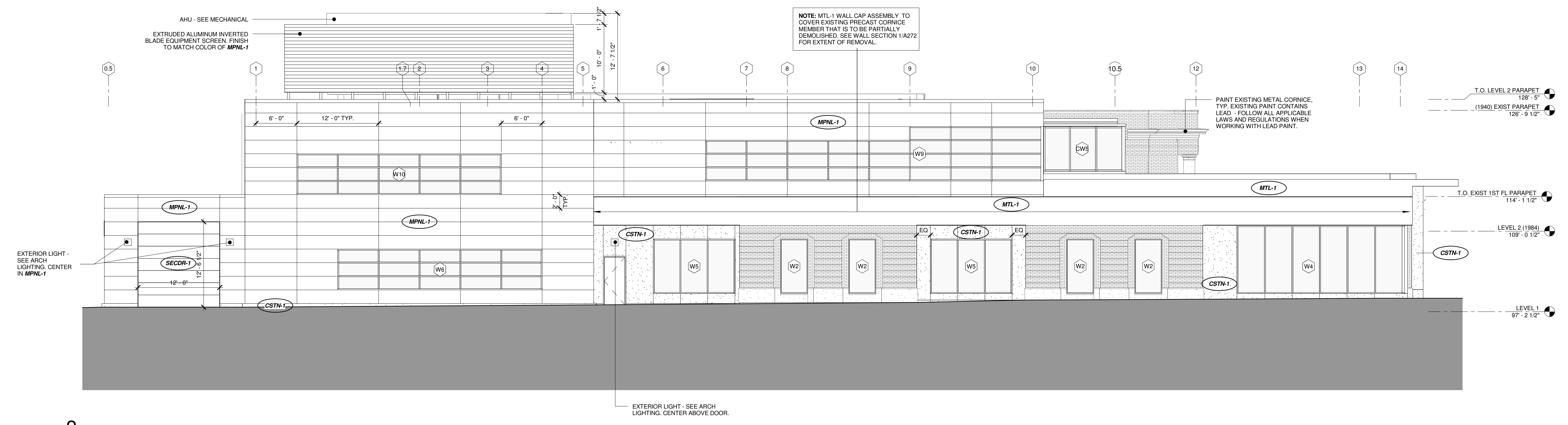
**A202**



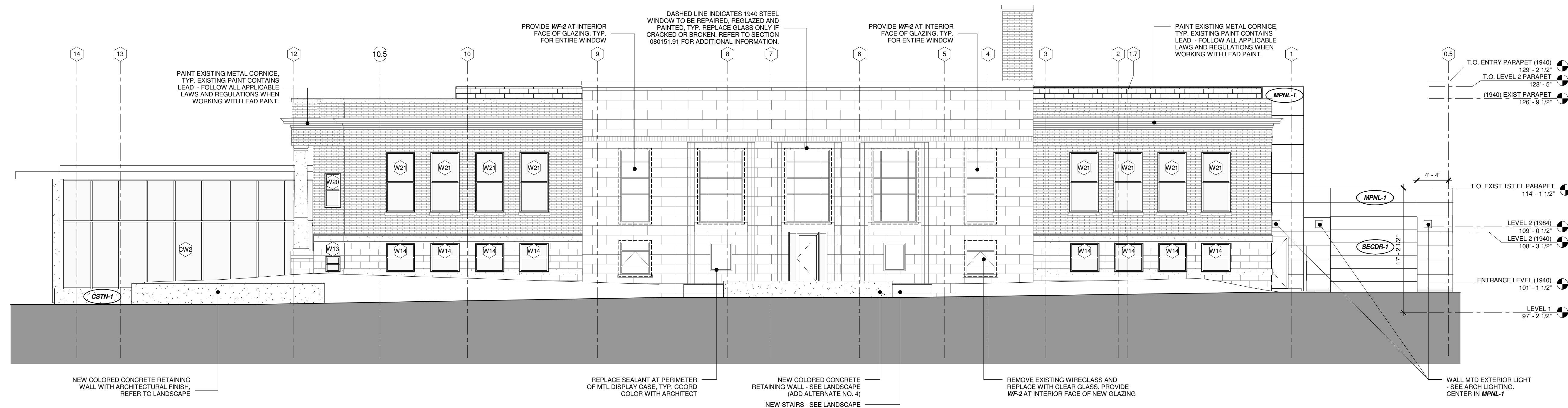
**4 PARTIAL SOUTH ELEVATION**  
 A202 1/8" = 1'-0"



**3 PARTIAL NORTH ELEVATION**  
 A202 1/8" = 1'-0"



**2 BUILDING SOUTH ELEVATION**  
 A202 1/8" = 1'-0"



**1 BUILDING NORTH ELEVATION**  
 A202 1/8" = 1'-0"

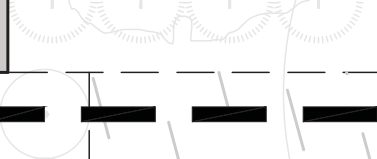
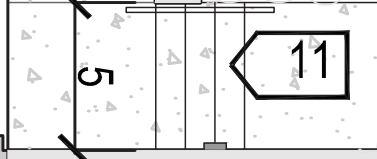
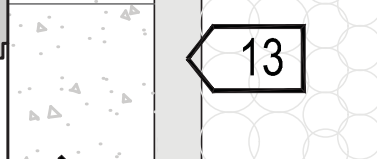
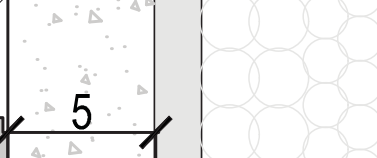
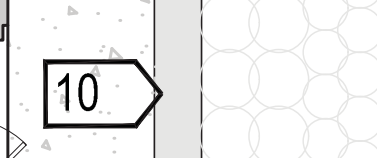
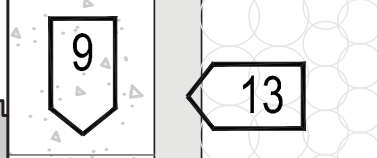
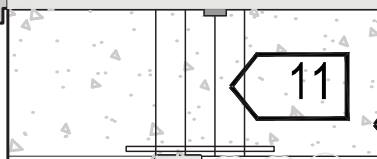
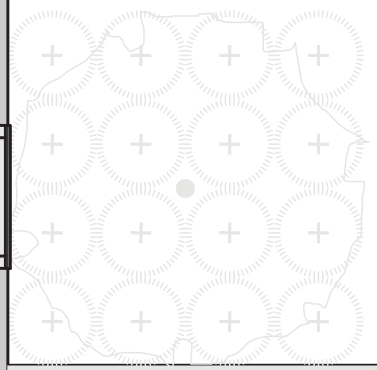
**REPAIR AT 1940 STEEL WINDOWS**  
 REMOVE ALL INTERIOR AND EXTERIOR PAINT, COORDINATE WITH ABATEMENT CONTRACTOR  
 REMOVE PAINT AND OR FILMS FROM GLASS PANES OR REPLACE WITH NEW GLASS  
 REMOVE ALL CRACKED OR BROKEN GLASS  
 REPAIR DAMAGED MUNTINS  
 PROVIDE SEALANT AT PERIMETERS OF FRAME TO WALL AT EXTERIOR  
 PROVIDE NEW PAINT FINISH AT INTERIOR & EXTERIOR. SEE SPECIFICATION.

NEW COLORED CONCRETE RETAINING WALL WITH ARCHITECTURAL FINISH. REFER TO LANDSCAPE  
 REPLACE SEALANT AT PERIMETER OF MTL DISPLAY CASE. TYP. COORD COLOR WITH ARCHITECT  
 NEW COLORED CONCRETE RETAINING WALL - SEE LANDSCAPE (ADD ALTERNATE NO. 4)  
 NEW STAIRS - SEE LANDSCAPE (ADD ALTERNATE NO. 4)  
 REMOVE EXISTING WIREGLASS AND REPLACE WITH CLEAR GLASS. PROVIDE WF-2 AT INTERIOR FACE OF NEW GLAZING  
 WALL MTD EXTERIOR LIGHT - SEE ARCH LIGHTING CENTER IN MPNL-1

STORAGE  
168

UP

UP



10

11

9

9

13

10

5

13

5

11

10

NEW STAIR / WALLS  
ALT. NO. 4

---

9

NEW CONCRETE WALK

10

NEW COLORED CONCRETE WALLS  
ARCHITECTURAL FINISH TO CONCRETE

11

NEW CONCRETE STAIRS

12

PEDESTRIAN LIGHTING - BEGA: 8304MH

13

WALL MOUNT LIGHTING - BEGA: 2278MH

14

STEEL EDGING

15

RELOCATED SCULPTURE AND PLAQUE

16

ASH RECEPTACLE  
FORMS AND SURFACES - BUTLER ASH RECEPTAC